

ORDINANCE NO. _____

1 AN ORDINANCE accepting and approving a Lease Agreement between the City of
2 Lincoln and Lancaster County for the lease of office space by the Aging Services Department at
3 Trabert Hall, 2202 South 11th Street, Lincoln, Lancaster County, Nebraska for a five year term
4 commencing February 15, 2003.

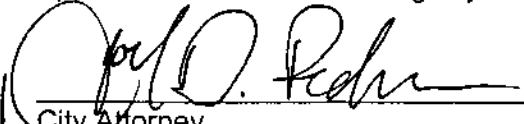
5 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6 Section 1. That the Lease Agreement between the City of Lincoln, Nebraska and
7 Lancaster County, which is attached hereto marked as Attachment "A" and made a part hereof
8 by reference, under which the City of Lincoln Aging Services Department will lease office
9 space at Trabert Hall, 2202 South 11th Street, upon the terms and conditions set forth in said
10 Lease Agreement is hereby accepted and approved, and the Mayor is authorized to execute
11 said Lease Agreement on behalf of the City.

12 Section 2. The City Clerk is directed to return one fully executed original of said Lease
13 Agreement to the Lancaster County Clerk.

Introduced by:

Approved as to Form and Legality:


City Attorney

Approved this ____ day of _____, 2002:

Mayor

LEASE
(Commercial Gross)
Leasing Office Space for Aging Services Department
City Specification No. 02-186

This Lease, executed in duplicate, by and between **Lancaster County**, a political subdivision of the State of Nebraska, Federal ID # 47-6006482 (Lessor), and the **CITY OF LINCOLN, NEBRASKA**, a municipal corporation on behalf of the Lincoln Area Agency on Aging a/k/a Aging Services Department (Lessee)

WITNESSETH

1. PREMISES. The Lessor hereby leases to the Lessee, the below described premises (Leased Premises). The Lessor warrants and represents that it is the owner of the Leased Premises, with appurtenances, described as follows:

11,140 square feet of building office space on one level of the building generally located at 2202 S. 11th St. (part of the 3rd and 4th floors and other areas of Trabert Hall) in Lincoln, Nebraska (Building). The Building is located on South Part of Lot 1, St Francis subdivision, City of Lincoln, Lancaster County, Nebraska.

In addition to the above, 4,000 square feet of storage space off the Leased Premises located at [To be Determined] shall be included as part of this Lease Agreement.

2. TERM. The initial term of this Lease shall be for a period of five (5) years (Initial Term) unless sooner terminated as hereinafter provided, beginning on February 15, 2003 which date the Lessor hereby agrees and warrants to deliver possession of the Leased Premises to Lessee in a condition of Substantial Completion as provided below (Commencement Date). The Term shall continue to and include the last day of the same calendar month of the third (3rd) year thereafter. The Leased Premises shall be deemed to be substantially completed when Lessor shall have substantially performed all of Lessor's work specified on Exhibit "A" attached hereto and incorporated herein by this reference, as evidenced by the issuance of a certificate of occupancy with respect to the

1 Leased Premises, which work shall be completed in a good and workmanlike manner,
2 using first quality materials (Substantial Completion).

3 It is agreed between the Lessor and the Lessee that in the event the Lessee has
4 fully complied with all the terms of this Lease, in that event, the Lessee at the expiration
5 of the Initial Term shall have the right, exercisable at its sole option, to extend this Lease
6 for a period of one (1) additional renewal term of five (5) consecutive years (Renewal
7 Term), upon the same terms and conditions as those set forth herein except allowing for
8 an increase in annual rent of \$1.00 per square foot for the Renewal Term; provided,
9 however, that Lessee notifies Lessor in writing of its exercise of such right within ninety
10 (90) calendar days before the end of the then-current Term (as hereinafter defined). If
11 any of the terms or conditions of this Lease are to be changed during the Renewal Term,
12 prior written approval of the Lessee and the Lessor must be obtained. The Initial Term
13 and the exercised Renewal Terms are referred to herein as the "Term."

14 The Commencement Date is time critical and the Lessee will incur damages in the
15 event the Leased Premises have not attained Substantial Completion for any reason prior
16 to or on the Commencement Date. In the event the Leased Premises are not substantially
17 completed on the Commencement Date, the Lessor shall pay or reimburse Lessee for:
18 rent for substitute premises whether one or more, and any and all reasonable, installation,
19 connection, utility service, telecommunication, computer network, fiber optic, packing,
20 moving or storage expenses both to relocate to any substitute premises and then to
21 relocate to the Leased Premises when available. In addition, since both parties agree that
22 Lessee's damages are difficult to quantify in terms of lost productivity, inconvenience
23 and hardship, the Lessor agrees to pay liquidated damages in the amount of \$250 per day
24 for each day beyond the Commencement Date the Leased Premises are not substantially
25 completed. The damages described herein are not provided by way of limitation, and
26 nothing in this paragraph shall prohibit or restrict the Lessee from seeking additional
27 damages of whatever kind or nature as may be provided by law or in equity.

28 Prior to the Commencement Date, Lessee may inspect the Leased Premises and
29 Lessor and Lessee shall prepare and execute a punchlist. The punchlist shall list
30 incomplete, minor and insubstantial details of construction, necessary mechanical

1 adjustments, and needed finishing touches to be completed by Lessor within thirty (30)
2 days after the Commencement Date.

3
4 **3. RENTAL.** The annual rental for the Leased Premises for the Initial Term shall
5 be **\$83,550** based on **\$7.50 per square foot for 11,140 square feet** of usable office space
6 and \$0.00 for 4,000 square feet of off-site storage space. This rental shall represent the
7 fixed and complete payment for said premises. Lessee shall be entitled to an
8 improvement allowance of \$10.00 per square foot upon initial occupancy for
9 improvements to be completed by the Lessor prior to the Commencement Date or as soon
10 thereafter as the Lessee approves in writing. Subject to the cost sharing provided in the
11 Interlocal Agreement (see below), the Lessee shall pay Lessor the annual rental in equal
12 monthly installments payable in advance on the first day of each month beginning on the
13 Commencement Date and continuing on the first day of each successive calendar month
14 thereafter during the Term hereof. Rent payable hereunder for any period of time less
15 than one calendar month shall be determined by prorating the monthly rental herein
16 specified based on the actual number of days in the month. Rental shall be paid to the
17 Lessor at the address specified in paragraph 5 or to such other address as the Lessor may
18 designate to the Lessee by a notice in writing.

19
20 **4. TERMINATION.** If no appropriated funds are available to the Lessee for the
21 purpose of paying rentals on the Leased Premises, this Lease shall terminate at the
22 election in writing of either party hereto. The City of Lincoln has entered this agreement
23 on behalf of the Lincoln Area Agency on Aging (a/k/a Aging Services Department), an
24 Agency of the City of Lincoln, Nebraska and Lancaster County, Nebraska created under
25 the Nebraska Interlocal Cooperation Act (Neb. Rev. Stat. § 13-801 et. seq.) by agreement
26 of July 24, 1984 as may be amended from time to time (Interlocal Agreement). Among
27 other things, the interlocal agreement generally provides that costs of the Agency are to
28 be annually budgeted and appropriated by cost sharing between the City and County. If
29 any Mayor's budget message or the functional equivalent for Lancaster County budgeting
30 purposes is such that it does not include funds to pay rentals hereunder, written notice of
31 such fact shall be given promptly to Lessor, and if at any time it appears that

1 appropriations will be depleted in the future, or not available for rentals hereunder,
2 written notice of such fact and the estimated date of depletion shall be given promptly to
3 Lessor. If only a portion of the funds necessary to pay the rentals hereunder are
4 appropriated, this Lease may be kept in force with a pro rata share of the space and
5 corresponding rental decreased. Any such reduction shall be agreed upon by both parties.
6 **5. NOTICES.** All notices herein provided to be given, or which may be given, by
7 either party to the other, shall be deemed to have been fully given when made in writing
8 and deposited in the United States mail, postage prepaid, and addressed as follows:

9
10 To the Lessor at: County Board
11 555 S. 10th St.
12 Lincoln, NE 68508
13

14 With a copy to: County Attorney
15

16 To the Lessee at:
17

18 Prior to
19 Commencement Date: Lincoln Area Agency on Aging
20 129 North 10th Street, Rm. 418
21 Lincoln, Nebraska 68508
22 Attn: Gina C. Dunning
23

24 After Commencement
25 Date: Lincoln Area Agency on Aging
26 [at Leased Premises]
27 Attn: Director
28

29 With a copy to: City Attorney's Office
30 575 S. 10th St.
31 Lincoln, NE 68508
32

33 **6. ASSIGNMENT AND SUBLETTING.** The Lessee shall not assign this Lease
34 without the prior written consent of the Lessor, but shall in any event have the right to
35 sublet the Leased Premises to another city department or other governmental subdivision.
36 Any occupant, assignee, or sub-lessee must agree to abide by all of the terms and
37 provisions of this Lease. Lessor's consent to any assignment, subleasing, or other transfer
38 shall not release Lessee from any of Lessee's obligations hereunder or be deemed to be a

1 consent to any subsequent assignment, subleasing, or transfer unless Lessor so agrees in
2 writing. The collection or acceptance of rent or other payment by Lessor from any
3 person other than Lessee shall not be deemed the acceptance of any assignee or subtenant
4 as the tenant hereunder or a release of Lessee from any obligation under this Lease.
5 Lessor may assign this lease to the Public Building Commission without separate
6 approval of the Lessee. Assignment to any other owner will require the prior written
7 consent of the Lessee. Lessee's consent to any assignment or other transfer shall not
8 release Lessor from any of Lessor's obligations hereunder or be deemed to be a consent
9 to any subsequent assignment or transfer unless Lessee so agrees in writing.
10

11 **7. INSPECTION.** The Lessee agrees to permit the Lessor and/or its authorized
12 representative to enter the Leased Premises at all reasonable times during usual business
13 hours for the purpose of inspecting the same, or for the making of any necessary repairs
14 for which the Lessor is responsible or feels necessary for the safety and preservation of
15 the Leased Premises.
16

17 **8. FIXTURES AND PERSONAL PROPERTY.** Any trade fixtures, equipment or
18 personal property installed in or attached to the Leased Premises by or at the expense of
19 the Lessee, shall be and remain the property of the Lessee and the Lessor agrees that the
20 Lessee shall have the right to remove any and all of its personal property, trade fixtures
21 and equipment. Equipment and other personal property which may have been stored or
22 installed by or at the expense of the Lessor shall be and remain the property of the Lessor.
23 The Lessee agrees that it will, at its expense, repair any damage occasioned to the Leased
24 Premises by reason of the removal of its trade fixtures, equipment and other personal
25 property.
26

27 **9. COMMON AREAS.** Lessee shall have, as appurtenant to the Leased Premises,
28 the non-exclusive right, in common with others, subject to reasonable rules of general
29 applicability to lessees of the Building from time to time made by Lessor and of which
30 Lessee is given notice, to the use of following areas of the Building: Common entrances,
31 lobbies, corridors, elevators, ramps, drives, serviceways, restrooms, and common

1 walkways necessary to access the Building (Common Area). Lessee hereby agrees that
2 Lessor shall have the right, for purpose of accommodating the other lessees of the
3 Building, to increase or decrease the configuration and dimensions or to otherwise alter
4 the common corridors on any floor so long as Lessee's access to the Leased Premises,
5 restrooms, stairwells, and elevators is not impaired thereby. Lessor reserves the right
6 from time to time: (a) to install, use, maintain, repair, replace and relocate for service to
7 the Leased Premises and/or other parts of the Building pipes, ducts, conduits, wires,
8 appurtenant fixtures, and mechanical systems, wherever located in the Leased Premises
9 of the Building, and (b) to alter, close or relocate any facility in the Common Areas.

10
11 **10. PARKING.** The Lessor shall provide to Lessee, as appurtenant to the Leased
12 Premises the exclusive right at no additional charge to forty (40) permanently assigned
13 parking stalls in parking lot(s) adjacent to the Building 24 hours a day 7 days a week,
14 subject only to reasonable rules of general applicability to other users of the same parking
15 facility from time to time as made by Lessor. Lessor shall enforce the parking rights
16 provided herein by posting appropriate signs and upon the reasonable request of persons
17 the Lessee has authorized to use the parking by timely providing or arranging for towing
18 or other appropriate measures which may include substitute parking only if the spaces are
19 equal or better in terms of access to the Leased Premises in the Building.

20
21 **11. ALTERATIONS.** The Lessee will not permit any alterations of or additions to
22 any part of the Leased Premises, except by prior written consent of the Lessor, which
23 consent shall not be unreasonably withheld, and all alterations and additions to the
24 Leased Premises shall remain for the benefit of the Lessor unless otherwise provided in
25 said consent. Notwithstanding the foregoing, the Lessee may, without consent of the
26 Lessor, make additions to or alterations, repair or redecorating the Leased Premises of a
27 non-structural nature, provided that upon completion of such alterations and additions,
28 the fair market value of the Leased Premises and rental value thereof will not be less than
29 the fair market value and rental value of the Leased Premises immediately prior to such
30 alterations and additions. The Lessee hereby indemnifies the Lessor against liens, costs,
31 damages and expenses with respect to any such additions or alterations. Lessee covenants

1 and agrees that all such alterations, repairs or other work done by Lessee to the Leased
2 Premises shall be performed in a good and workmanlike manner, using first quality
3 materials, and in full compliance with all laws, rules, orders, ordinances, directions,
4 regulations, and requirements of law or Lessor's insurance companies.
5

6 **12. RETURN OF PREMISES.** At the conclusion of this Lease or any extension
7 thereof, the Lessee shall return the Leased Premises to the Lessor in the same condition
8 as it was received at commencement of this Lease, normal wear and tear excepted. If at
9 the conclusion of this Lease or any extension thereof, the Lessor is of the opinion that the
10 Lessee is not leaving the Leased Premises in the same condition as it was received,
11 normal wear and tear excepted, then such costs of restoration will be determined by a
12 panel of three (3) persons consisting of the Lessee, the Lessor, and one (1) person
13 selected by mutual consent of both parties.
14

15 **13. DESTRUCTION OF PREMISES.** In the event that the entire Leased Premises,
16 or a Material Portion (as hereinafter defined) thereof, are rendered unfit for occupancy
17 due to fire, unavoidable casualty, or Act of God, either party may elect to terminate this
18 Lease by delivering written notice to the other party within thirty (30) days of the date of
19 such damage or destruction, in which event this Lease shall terminate as of the date of
20 such destruction and the Lessee shall pay rent only to the time of such termination. The
21 portion of any advance lease payment which is attributed to the period of time after this
22 Lease has been terminated in the above manner shall be refunded by the Lessor to the
23 Lessee. If less than a Material Portion of the Leased Premises is damaged or destroyed,
24 Lessor shall be responsible for repairing the same in a timely manner at Lessor's own
25 expense and the rental payments shall be suspended to the extent that the Leased
26 Premises are unfit for use by Lessee in the ordinary conduct of its business until said
27 Leased Premises have been put in proper condition for occupancy, except that Lessor
28 shall not be required to repair or reconstruct any personal property, furniture, trade
29 fixtures, or office equipment which are located in the Leased Premises and are removable
30 by Lessee under the provisions of this Lease. Notwithstanding the foregoing, if the
31 Leased Premises or any other portion of the Building is damaged by fire or other casualty

1 resulting from the fault or negligence of Lessee or any of Lessee's agents or employees,
2 Lessee shall be liable to Lessor for the cost and expense of the repair and restoration of
3 the Leased Premises or the Building caused thereby to the extent such cost and expense is
4 not covered by insurance proceeds. "Material Portion" as used in this Section shall mean
5 that more than fifty percent (50%) of the Leased Premises, on a square footage basis,
6 have been rendered unfit for use by Lessee in the ordinary conduct of its business as a
7 result of the fire or other casualty.

8
9 **14. REPAIR AND MAINTENANCE.** During the Term hereof, the Lessor shall
10 maintain and repair the roof and structural elements of the Building, exterior walls,
11 exterior doors, roof, structural elements, exterior windows of the building, and the
12 building equipment including the elevator and fire detection, prevention and escape
13 mechanisms in good repair and tenantable condition. Lessor shall maintain and repair
14 interior walls, floors glass, ceilings and structures. Lessor shall provide daily janitorial
15 services in the Leased Premises and Common Areas. Lessor shall also maintain and
16 repair the Leased Premises including, but not limited to, the plumbing, heating, electrical,
17 air conditioning and ventilating equipment and fixtures. Lessor's obligations shall
18 include, but are not limited to timely and appropriate pest control, trash removal, window
19 cleaning, carpet cleaning, general repairs, snow removal, furnishing and replacing electric
20 light bulbs, fluorescent tubes, ballasts and starts and air conditioning and ventilating
21 equipment.

22
23 **15. SERVICES AND UTILITIES.** During the Term hereof, the Lessor shall be
24 responsible for paying all gas, heat, electricity, power, materials, and services which may
25 be furnished to the Leased Premises or used by Lessee in or about the Leased Premises
26 and to keep the Leased Premises free and clear of any lien or encumbrance of any kind
27 whatsoever. The Lessor shall not be liable, and the rental payments and other payments
28 to the Lessor shall not abate, for interruptions to the telephone, plumbing, heating,
29 ventilating, air conditioning, electrical or other mechanical or utility systems or cleaning
30 services, by reason of accident, emergency, repairs, alterations, improvements, or
31 shortages or lack of availability of materials or services.

1
2 **16. HOLDING OVER.** In the event the Lessee remains in possession of the Leased
3 Premises after the expiration of the Term hereof, or any extension thereof, this Lease
4 shall be automatically extended on a month-to-month basis, subject to thirty (30) days
5 termination by either party, and otherwise on the terms and conditions herein specified,
6 so far as applicable, excepting only that rental payable during any holdover period shall
7 be an amount mutually agreed by Lessee and Lessor.
8

9 **17. GENERAL PROVISIONS: EMINENT DOMAIN.** If the whole of the
10 Building or the Leased Premises or a substantial part of the Leased Premises which, as a
11 result thereof, constitutes such a major change in the character of the Leased Premises as
12 to prevent Lessee from using the same in substantially the same manner as theretofore
13 used, shall be taken or condemned by any competent authority for any public use or
14 purpose, the terms of this Lease shall end on the day prior to the taking of possession by
15 such authority or on the day prior to the vesting of title in such authority, whichever first
16 occurs, and without apportionment of the award, and current rent shall be apportioned to
17 the date of termination. In the event that Lessee shall remain in possession and
18 occupation of the remaining portion of the Leased Premises, all the terms and conditions
19 of this Lease shall remain in full force and effect with respect to such remaining portion,
20 except that the rent reserved to be paid hereunder shall be equitably adjusted according to
21 the amount and value of such remaining space.
22

23 **18. COMPLIANCE WITH LAW.** Lessor shall, at its expense, comply with all
24 applicable statutes, charters, laws, ordinances, building and maintenance codes, rules,
25 regulations, requirements and orders of duly constituted public authorities now or
26 hereafter in any manner affecting the Leased Premises, or the use thereof, or the
27 sidewalks, alleys, streets, and ways adjacent thereto, whether or not any such statutes,
28 charters, laws, ordinances, rules, regulations, requirements, or orders which may be
29 hereinafter enacted involved a change of policy on the part of the governmental body
30 enacting the same. Lessee shall comply with all building and use or occupancy
31 restrictions, conditions and covenants of record. Lessee shall comply with the

1 requirements of all policies of public liability, fire and other insurance at any time in
2 force with respect to the Leased Premises.

3
4 The Leased Premises shall, at Lessor's expense, meet all current code
5 requirements on the Commencement Date, including but not limited to, fire/life safety
6 codes and the Americans with Disabilities Act Accessibility Guidelines.

7
8 **19. DEFAULT.** In the event Lessee fails to pay any rental due herein under or fails
9 to keep and perform any of the other terms or conditions hereof, time being of the
10 essence, then ten (10) days after written notice of default from Lessor, the Lessor may, if
11 such default has not been corrected, resort to any and all legal remedies or combination of
12 remedies which Lessor may desire to assert, including but not limited to, one or more of
13 the following: (1) declare the lease at an end and terminated; (2) sue for the rent due and
14 to become due under the lease or for any damages sustained by Lessor; and/or (3)
15 continue the lease in effect and relet the Leased Premises on such terms and conditions as
16 Lessor may deem advisable with Lessee remaining liable for the monthly rent plus the
17 reasonable cost of obtaining possession of the Leased Premises and of any repairs and
18 alterations necessary to prepare the Leased Premises for reletting, less the rentals
19 received from such reletting, if any. No action by Lessor shall be construed as an
20 election to terminate this Lease unless written notice of such intention be given to Lessee.
21 The remedies of Lessor set forth in this Section shall not be exclusive, but shall be
22 cumulative and in addition to all rights and remedies now or hereafter provided or
23 allowed by law or equity, including, but not limited to, the right of Lessor to seek and
24 obtain an injunction and the right of Lessor to damages in addition to those specified
25 herein. In case Lessor, after written notice from the Lessee indicating the Lessor has
26 failed to comply with any requirements of this Lease in regard to a specified condition,
27 shall fail, refuse or neglect to comply therewith, within thirty (30) days of written notice
28 thereof from Lessee to Lessor, or in the event of an emergency constituting a hazard to
29 the health or safety of the Lessee's employees, property, or invitees, the Lessee may
30 perform such maintenance or make such repair at its own cost and, in addition to any

1 other remedy the Lessee may have, may deduct the amount thereof from the rent that may
2 then be or thereafter become due hereunder.

3
4 **20. STATEMENT OF SELF INSURANCE.** The City of Lincoln is a political
5 subdivision in the State of Nebraska, and is self-insured for general liability and worker's
6 compensation. The City of Lincoln has entered this agreement on behalf of the Lincoln
7 Area Agency on Aging (a/k/a Aging Services Department), an Agency of the City of
8 Lincoln, Nebraska and Lancaster County, Nebraska created under the Nebraska Interlocal
9 Cooperation Act (Neb. Rev. Stat. § 13-801 et. seq.) by agreement of July 24, 1984 as may
10 be amended from time to time. Among other things, the Interlocal Agreement generally
11 provides that Agency employees are considered employees of the City of Lincoln, and
12 that costs of the Agency are to be annually budgeted and appropriated by a cost sharing
13 between the City and County.

14
15 **21. INDEMNIFICATION.** Subject to the financial support and other provisions of
16 the Interlocal Agreement, Lessee hereby agrees to indemnify and hold harmless Lessor,
17 its agents, and employees from and against any and all claims or demands for the loss,
18 theft, or damage to property or for injury or death to Lessee, its employees, contractors,
19 agents, and invitees from any cause whatsoever while in, upon, or about the Leased
20 Premises during the Term hereof, except to the extent that such claim is compensated by
21 insurance and except further that Lessee's indemnification shall not include an
22 indemnification for liability for the negligence or willful misconduct of Lessor, its agents,
23 or employees. Subject to the financial support and other provisions of the Interlocal
24 Agreement, each party hereto shall indemnify and hold the other party, its agents, and
25 employees harmless from and against any and all claims and liability arising from any
26 breach or default by such indemnifying party in the performance of any obligation of
27 such indemnifying party under this Lease or arising from the gross negligence or willful
28 misconduct of such indemnifying party, its agents, or employees. Nothing in this section
29 shall prevent the Lessee from seeking contribution or costs from any other party.

1 **22. ADMINISTRATION.** Lessor and Lessee agree to use their best efforts to
2 timely and professionally complete the requirements of this agreement including, where
3 applicable, making reasonable efforts to keep each other informed of related progress or
4 concerns. The Lessor retains an affirmative obligation to notify the Lessee as soon as
5 practicable that the Leased Premises will not for any reason attain Substantial Completion
6 in time for the Commencement Date. The undersigned represents that he or she has the
7 lawful and complete authority to unconditionally bind the Lessor and Lessee respectively
8 to the terms and conditions of this Agreement and that by so doing the other party can
9 reasonably rely upon the faithful performance of this agreement. Both parties have
10 participated in the drafting of this agreement and have had the opportunity to obtain the
11 assistance of legal counsel in reviewing the same. Neither party shall be entitled to
12 construction in favor of the other party for the reason that provisions of this agreement
13 were drafted by the other party. The undersigned shall have authority to provide notice,
14 consent and approvals as provided in this agreement, which shall not be unreasonably
15 withheld. In addition, the undersigned shall have authority to initiate, make, negotiate
16 and complete appropriate changes to the floorplan, drawings, punchlist, Exhibit A, other
17 administrative issues, practical concerns or issues from time to time; Provided that the
18 same do not require additional compensation or other monetary consideration from the
19 Lessee and that the square footage requirements are not reduced nor rental amounts
20 increased thereby.

21 **IN WITNESS WHEREOF**, the parties hereto hereby execute this Lease as of the ____
day of _____, 2002.

Lessee:

CITY OF LINCOLN, NEBRASKA, Urban Development Department
a municipal corporation

By: _____
Don Wesely, Mayor

Date

LESSOR:

By: _____

Date

Federal I.D. Number 47-6006482


InterLinc

Lancaster County

County Assessor

Property Information Mini-Sheet

Parcel ID:	10-35-434-004-000			Photo	Map
Owner Name:	LANCASTER, COUNTY OF				
Co-Owner Name:					
Owner Address:	555 S 10 ST LINCOLN NE 68508				
Situs Address:	2202 S 11 ST LINCOLN				
Taxing District:	0001 LINCOLN				
Property Class:	C COMMERCIAL				
Legal Description:					
SAINT FRANCIS SOUTH PART LOT 1					
	Total	Land	Building	Misc.	
Assessed:	0	0	0	0	
Neighborhood:	CSC10	Land Use:	CCAF COM.ZON.COM.ART.FAIR		
Acres:	4.885	Zoning:	P PUBLIC USE		
Lot Type:	SF	Width:	0	Depth:	0
Sale Data:					
Instrument #		Sale Date		Sale Price	
No data available					
Miscellaneous Improvements:					
Type	Description	Unit	Number of Units		Year In
No data available					
Residential Building Characteristics					
No data available					
Commercial Building Characteristics					
Building #: 01 of 01		Structure Type: 354 OFFICE BLDG H/R 5ST			
Quality Grade: C- AVERAGE -		Year Built: 1920			
Exterior Wall Type		PRCT			
1 01 BRICK		100			
2		0			
3		0			
4		0			

Commercial BLDG Sections:

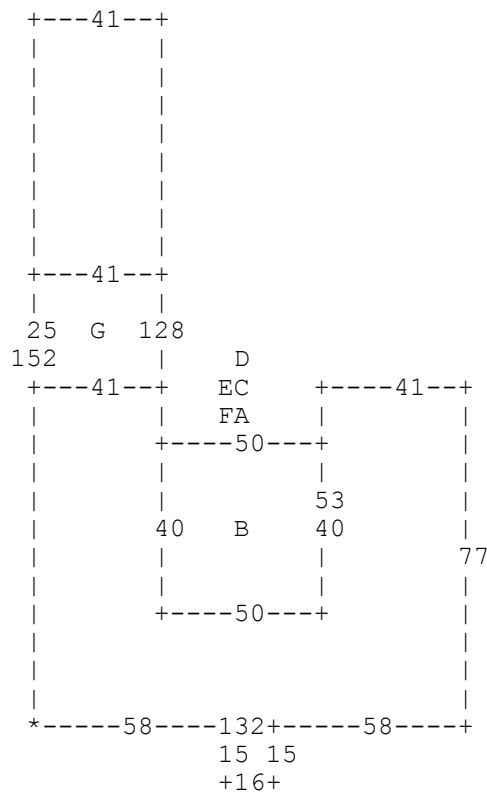
Description	Stories	Wall HGT	GFA	Perimeter
BASEMENT	1	12.00	10,829	704
BASEMENT	1	16.00	2,000	180
COM 1ST FLOOR	1	12.00	10,589	674
COM 2ND FLOOR	1	12.00	10,589	674
COMM 3RD FLOOR	1	12.00	10,589	674
COM 4TH FLOOR	1	12.00	10,829	704
COM 5TH FLOOR	1	12.00	1,025	132

Commercial Refinements:

Description	Unit	Measr-1	Measr-2	Measr-3
ELEVATOR ELEC	EL	2,500	100	5

Building Sketch: 01

B U I L D I N G S K E T C H



*	BASEMENT	Square Feet:	10829
*	BASEMENT	Square Feet:	2000
A	COM 1ST FLOOR	Square Feet:	10589
B	COM 2ND FLOOR	Square Feet:	10589
C	COMM 3RD FLOOR	Square Feet:	10589
D	COM 4TH FLOOR	Square Feet:	10829
E	COM 5TH FLOOR	Square Feet:	1025

Treasurer's Information



InterLinc

Lancaster County

County Assessor

Parcel Photo

Parcel 10-35-434-004-000

[Comments](#)



08-Mar-2002

480x640

[Property Information](#) [Property Mini-Sheet](#)

